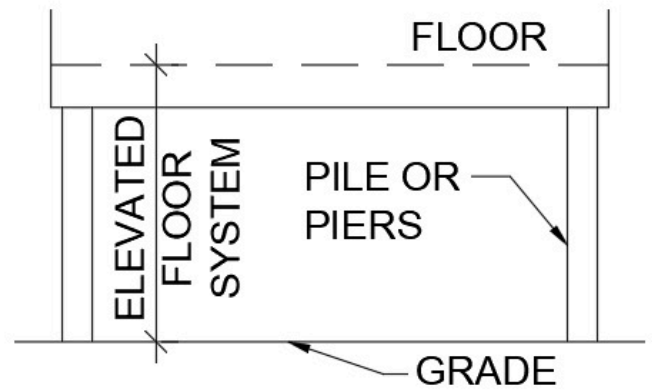
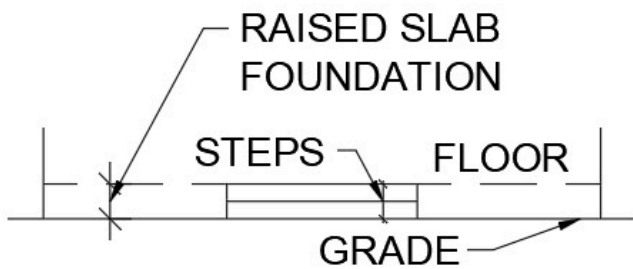
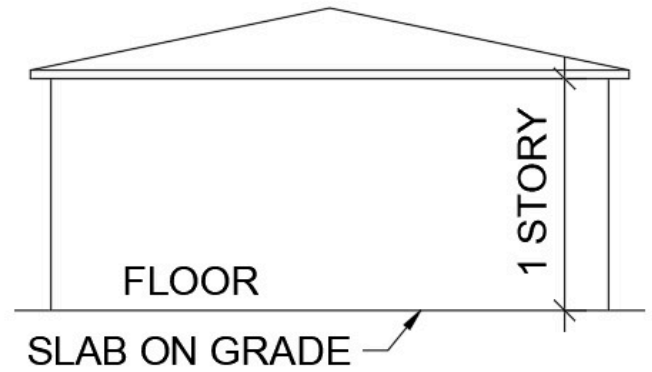
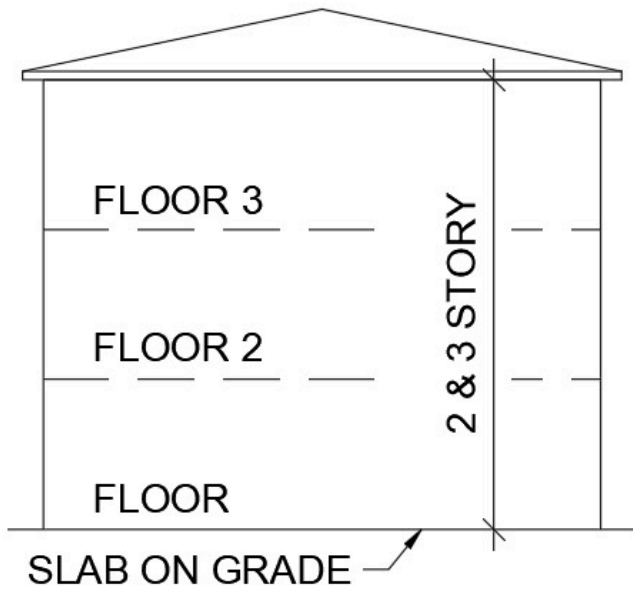


Custom Homes - Terms and Rates



Design Plans include:

- PDF files of floor plans, exterior elevations, notes and schedules.
- Please see the design drawing example:
https://staugustinehouseplans.com/wp-content/uploads/2022/09/MCD-HP-003_2022-09-21.pdf

Process:

- The process includes a preliminary (first) markup, two additional markups and the final set.

Payments:

- 50% retainer required to start a job.
- Preliminary Set 25% payment is due upon receipt of the first set of drawings.
- Final PDF and CAD files provided after final payment is received.
- All payments are due upon receipt (no terms).
- Square foot jobs are priced by all areas to be built.
- Final balance is calculated by the maximum square footage drawn. Reducing area does not reduce final bill.
- Retainer may be refunded minus \$500 within 24 hours from receipt of retainer. No other refunds. Notification must be made by email or text.
- No refund for abandoning the project, for any reason, before you receive the first draft and after 24 hours from receipt of retainer. Notification must be made by email or text.
- Projects abandoned, for any reason, after you receive the first draft must pay the Preliminary Set 25%. No other refunds. Notification must be made by email or text.

Base S.F. Price for Custom Homes (see image above):

- \$0.65 per sq. ft. - One story (slab on grade).
- \$0.80 per sq. ft. - Two or three stories (slab on grade).

Raised Floor System S.F. Price for Custom Homes (see image above):

- \$0.15 per sq. ft. - Raised slab floor system.
- \$0.25 per sq. ft. - Raised wood floor system (on piers).
- \$0.45 per sq. ft. - Floor system, elevated (usable space).

Electrical Plan S.F. Price for Custom Homes

- \$0.15 per sq. ft. - All areas to be built.

Multiple Staircases (one per building included):

- \$150 each additional staircase for two story home
- \$200 each additional staircase for three story home

Additional hourly Work:

- Major changes to markup such as changing the exterior wall configuration after receiving the Preliminary Set.
- Changes made after the final draft.
- Lofts and/or unconventional features.
- Highly detailed homes.
- Jobs seaward of the coastal construction line or in certain flood zones.

Hourly Rate

- Hourly rate \$100.

Minimum Job

- Minimum job price \$1000.

Site Plans (St Johns County Only)

- Simple Site Plans are billed by the hour to determine if your house will fit on a small lot.
- Permit Site Plans are billed by the hour.
- Limits of fill and finished floor elevation by others.
- For all Site Plans you will need to provide me with the AutoCAD file of your property from surveyor.
- I do NOT do Site Plans for properties with Wetlands.

Engineering

- Tom McConnell does the **Design Drawings**.
- A Structural Engineer does the **Structural Drawings**.
- A Truss Manufacturer does the **Truss Drawings**.
- They are all separate companies and are all required to get a permit.
- If this is confusing, please see the Design Build Process.
<https://staugustinehouseplans.com//building-insights/design-build-process/>

Non St Johns County, FL Jobs

- Projects outside of St Johns County may require additional hourly work.

Additional Terms

- The use of copyrighted material without permission is punishable by law. Client assumes all responsibility, liability and damages that may occur by providing sketches, plans, pictures, ideas, material or communications to Tom McConnell. It is the clients responsibility to obtain and secure permission for modifying, copying, transferring or altering in any way protected intellectual property provided to Tom McConnell.
- Client agrees they are hiring Tom McConnell to provide graphic design drawings. Client assumes all responsibility, liability and damages that may occur from the use of graphic design drawings.
- Rates are subject to change.
- The owner/client agrees to pay a service charge of 2.5% on past due amount per month (or the maximum allowable by law, whichever is greater). If it is necessary to place the account with an attorney for collection, Tom McConnell is entitled to recover all attorney fees, court cost and current hourly rate for all time collecting outstanding monies owed.